
Sent: 1/12/2019 9:03:51 PM
Subject: DA 2019/1265 - Attn. Thomas Prosser.

Northern Beaches council.
Attn. Thomas Prosser.

Dear Mr Prosser,

I am the owner of 13 Monash Crescent, Clontarf and am writing in response to the DA 2019/1265 additions and alterations to 15 Monash Crescent.

While I generally support the proposal, I have reviewed the application and would like to make the following comments on aspects of the proposal that will have a substantial negative impact on the amenity of the area.

The proposal shows a new lift and stair to access the existing roof terrace. The stairs and the lift replace an existing spiral stair from a first-floor terrace.

The proposed stairs and lift directly connect the roof terrace with the kitchen and ground floor living areas and will result in the potential intensification of use of the roof terrace.

Any intensification of use of the roof area as an outdoor living space and entertainment area will have significant negative impacts on the amenity of the street including.

- a. Increased overlooking of adjacent properties with a subsequent loss of privacy. It should be noted that most properties in the street have living areas on the ground floor and bedrooms to upper levels. The roof terrace will have the potential to overlook into bedrooms of adjacent properties as well as adjacent open space.
- b. Increased potential for noise generation. Monash crescent is a flat street with primarily 2 storey houses. A large roof terrace has the potential to generate a large amount of noise in what is currently a very quiet area. As the roof terrace is open the sound will not be contained but will radiate 360 degrees. Noise generation could be exacerbated by the possible use of battery-operated portable speakers.
- c. The proposed lift and roof access stair breach the permitted height limit of the area.
- d. It appears that the existing roof area is an accessible roof and not an approved roof terrace. The applicant seeks to change the use of this area and upgrade with improved access and the installation of new clear glazed handrails to all sides as the existing building parapet is not compliant for accessible areas.

We note that the applicant identifies CI 3.4 of the Manly DCP
The objectives of the clause are noted as:

Objective 1) To protect the amenity of existing and future residents and minimise the impact of new development, including alterations and additions, on privacy, views, solar access and general amenity of adjoining and nearby properties.

Objective 2) To maximise the provision of open space for recreational needs of the occupier and provide privacy and shade.

The proposed roof terrace does not meet the objectives of the Manly DCP.

Clause 4.1.5.1 c ii. States "stand alone roof top terraces are not a preferred design option due to likely adverse impacts on neighbours including privacy and over looking."

The DCP directly states that roof top terraces will have adverse impacts on the amenity of the area.

Conclusion.

I would like council to consider this proposal and not permit direct access to the roof area and not permit this area to be used as recreational open space.

Permitting the existing roof to be converted into a roof terrace, as proposed, has the potential to have serious, long term and substantial negative impacts on both neighbouring and adjacent properties. If approved there will be no controls on noise, overlooking or the erection of temporary shade structures that could further intensify the potential use of what is currently an accessible roof.

I endorse the work proposed below the roof, but I cannot endorse the change of use of a roof area to a roof terrace with significant entertainment potential.

Sincerely,

Anthony

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